



Hanover Planning Board

Meeting Agenda

October 3rd, 6:45 p.m.

Hanover Town Hall

Second Floor Public Hearing Room

550 Hanover Street

Hanover, MA 02339

1. 6:45 p.m. – Call meeting to order
2. Review minutes from Planning Board meeting held on August 29th and September 12th, 2016
3. Informal meeting with the Star Land's representative regarding traffic mitigation within the approved minor modification approved January 25, 2016

4. 7:00 p.m. Public Hearings

5. Continuance of Public Hearing for Special Permits and Site Plan Approval: 2001 Washington Street case TPL-16-13

The Planning Board will re-open the public hearing for the application of Mass Organic Therapy, PO Box 771, Pembroke, MA 02359. In accordance with Sections 9 & 11 and the Zoning By-Law for the Town, Section 6.15.0, (Registered Marijuana Dispensaries) and Section 10 (Site Plan Approval), public hearing will be held for the proposed development of a registered medical marijuana dispensary located at 2001 Washington Street.

The applicant proposes to use the ground floor of the building identified as 2001 Washington Street, making up about 4,700 sq. ft. for the purpose of dispensing medical marijuana using a state issued RMD license in accordance with all state and local regulations. The site is located at 2001 Washington Street and is further identified as Lot 02 on Assessor's Map 05. The site lies in the Commercial Zoning District, Adult Use and Medical Marijuana Overlay District. The property contains approximately 2.72 acres.

6. Continuance of Public Hearing for Definitive Subdivision "Spring Street Knoll", case TPL-16-12

The Planning Board will re-open the public hearing for the application of Michael J. McSherry, 6 Leah Drive, Rockland, MA. In accordance with the provisions of M.G.L., Chap. 41, Sec. 81T, and Section 5.870 B. (Special Permit for a Common Drive), a public hearing will be held for the proposed development of a residential definitive subdivision plan, to be known as "Spring Street Knoll". The property is further identifies as Lot: 8 on Assessors' Map: 55 and is located on the easterly side of Main Street. Said subdivision contains three (3) lots; the property on which the subdivision is to be located consists of approximately 4.58 + acres of land. The entrance road to the subdivision is proposed to be located at 132 Spring Street.

7. Continued Public Hearing for Definitive Subdivision "Benjamin Brook Estates", case TPL-16-11

The Planning Board will re-open the public hearing for the application of Joan and Jonathan D. Shellington, 33 Anderson Farm Lane, Hanover, MA. In accordance with the provisions of M.G.L., Chap. 41, Sec. 81T, a public hearing will be held for the proposed development of a residential definitive subdivision plan, to be known as "Benjamin Brook Estates". The property is further identifies as Lot: 8 on Assessors' Map: 20 and is located on the

northerly side of Anderson Farm Lane. Said subdivision contains six (6) lots; the property on which the subdivision is to be located consists of approximately 9.20 + acres of land. The entrance road to the subdivision is proposed to be located at 33 Anderson Farm Lane.

8. Continuance of Public Hearing for Site Plan Approval “1 Saturn Drive: Coastal Volkswagen”, case TPL-16-14

The Planning Board will re-open the public hearing for the application of WN Realty LLC, c/o Richard Walker, 109 Accord Park Drive, Norwell MA, 02061. In accordance with the provisions of M.G.L. Chap 40A (The Zoning Act) and Section 10 (Site Plan Approval). The applicant is seeking Site Plan Approval for the proposed expansion of an existing automobile dealership creating four (4) new bays associated with the existing service center. Furthermore, the applicant is looking to expand the existing parking area creating thirty two (32) new parking spaces for the display and inventory of automobiles. The project includes alterations and improvements to the existing storm water management system. The site is located at 1 Saturn Drive and is further identified as Lot 058 on Assessor’s Map 05. The site lies in the Commercial Zoning District, Adult Use Overlay District, Wireless Telecommunications Overlay District and Medical Marijuana Overlay District.

9. Public Hearing for Site Plan Approval “49 Franks Lane: U-HAUL”, case TPL-16-15

The Planning Board will open the public hearing for the application of U-HAUL c/o Ramon Mojica, 49 Frank Lane, Hanover, MA requesting a site plan approval under MGL, Chapter 40A, Section 9 & 11 and Zoning Bylaw Section 10.000 proposing additional parking for rental vehicles and customer parking. The construction will include site grading, storm water management and parking lot improvements .The property lies in Limited Industrial Zoning District and the Residential A Zoning District.

10. Adjourn

This Agenda is subject to change without notice